



**REPLACEMENT OF THE REFERENDUM PROCEDURE BY WRITTEN CONSULTATION
SCAOPI – 360 CLARKE – ACTION DESIGNATED AS A PRIORITY**

**TO QUALIFIED VOTERS ENTITLED TO HAVE THEIR NAME ENTERED ON THE REFERENDUM LIST OF THE
CONCERNED SECTOR (ZONES R3-23-01 AND R9-23-02)**

PUBLIC NOTICE is given of the following:

1. The City of Westmount adopted, at its regular Council sitting held on April 6, 2020, pursuant to By-law 1489 entitled "*By-law concerning specific construction, alteration or occupancy proposals for an immovable (S.C.A.O.P.I.) of the City of Westmount*" and Order 2020-008, Resolution No. 2020-04-74 designating the specific construction, alteration or occupancy project for an immovable bearing the civic address 360 Clarke Avenue on lot 2 626 404 of the Quebec cadaster (hereinafter referred to as the IMMOVABLE), as described in the final resolution (Resolution No. 2020-03-60), as a priority action ;
2. Resolution No. 2020-04-74 contains seven (7) provisions subject to approval by way of referendum:
 - a. Grant a variance to section 8.4.1.5 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the 5% or 92.9 m² restriction imposed for the area of an enlargement to an assembly building appearing in Table 4 of Division 8, an enlargement of approximately 2,120 m²;
 - b. Grant a variance to By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum site coverage authorized of 30% for this assembly building appearing in Table 4 of Division 8, a site coverage of approximately 37%;
 - c. Grant a variance to By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum floor area ratio of 0.90 authorized for this assembly building appearing in Table 4 of Division 8, a floor area ratio of approximately 1.14;
 - d. Grant a variance to By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum construction height permitted in the physical and spatial specification grid for zone R3-23-01 of the City's zoning plan, a height of approximately 1.25 m (4'-1¼") in excess of the authorized 10.668 m (35'-0");
 - e. Grant a variance to section 5.5.9.2 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum permitted mineral surface rate of 30% for a building in a residential area, a ratio of mineral surfaces of approximately 84% for the school yard;



- f. Grant a variance to section 6.2.1 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the requirements for the location of a fence in the front yard of a lot, a fence at the proposed location in the landscaping; and
 - g. Grant a variance to section 6.2.4 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the requirements for the maximum height of a fence in the front yard of a lot, a fence between 1.8 and 2.1 metres high proposed in the landscaping drawings.
3. The Resolution n° 2020-04-74 can be consulted on the City's website at the following address:

https://westmount.org/wp-content/uploads/2020/04/2020-04-74_Projet-prioritaire.pdf
 4. The concerned sector is comprised of the following zones: R3-23-01 and R9-23-02. The sketch of the concerned sector is reproduced hereafter:



5. In accordance with Order 2020-008, the holding of the registry is being replaced by a written consultation during which written comments will be received by email or mail as follows:

By email at the following address:

legal@Westmount.org

By mail to the attention of:

**Andrew Brownstein
City Clerk
4333, Sherbrooke Street West
Westmount (Quebec) H3Z 1E2**



6. In accordance with Order 2020-008, any action taken following this replacement procedure will not be subject to the approval of the qualified persons entitled to vote.
7. Any interested person from the concerned zone may submit written comments no later than **April 29, 2020, at 4:30 p.m.**

GIVEN at Westmount, this April 14, 2020.

Andrew Brownstein
City Clerk